



City of Harrisonburg, Virginia

Planning Commission Meeting

September 13, 2006

7:00 p.m.

Regular Meeting
345 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the August 9, 2006 regular meeting.**
- 2) **New Business**

Special Use Permit – 101 North Main Street (Alltel)

Public hearing to consider a request from the City of Harrisonburg, with representative Alltel for a special use permit per Section 10-3-85(2) to allow Alltel to modify roof mounted telecommunications equipment. The property, zoned B-1, Central Business District, is located at 101 North Main Street and can be found on tax map 34-P-1.

Special Use Permit – 1400 East Market Street (T-Mobile)

Public hearing to consider a request from Tarun Patel of Horizon Hospitality, with representative T-Mobile for a special use permit per Section 10-3-91 (4) to allow telecommunications equipment on the Holiday Inn building. The property is located at 1400 East Market Street and can be found on tax map 13-A-3.

Rezoning – 1524 & 1528 Country Club Road

Public hearing to consider a request from John Serell to rezone two lots totaling three acres from M-1, General Industrial District and B-2C, General Business District Conditional to B-2, General Business District. The property is located at 1524 and 1528 Country Club Road and can be found on tax map 13-B-8&9.

Preliminary Plat – Clover Leaf Shopping Center

Consider a request from Clover Leaf Shopping Center Corporation, with representative Valley Engineering to subdivide one, 10.75-acre parcel into two lots, a 9.89-acre parcel, and a .85-acre parcel, both zoned B-2, General Business District. The property is located between Carlton and Cantrell Streets and can be found on tax map 27-O-1.

Preliminary Plat – Park Rose Place

Consider a request from Gary Turner, with representative Valley Engineering, to subdivide 15 townhouse lots from a 3.69-acre parcel. A variance to Section 10-2-42(d) is being request to allow lots to not front on a public street. The property is located at 1620 Virginia Avenue and can be found on tax map 52-C-3.

Staff will be available Tuesday October 10, 2006 at 2:30 p.m. for those interested in going on a field trip to view the sites for the October 11, 2006 agenda.

Preliminary Plat – Brookside Park

Consider a request from Tim Ferguson to re-subdivide 7.11 acres into 21 single-family lots and 14 duplex lots along the undeveloped portion of Suter Street. The lots are zoned R-7, Medium Density Mixed Residential District. The properties can be found on tax map 40-A-25-29 and 40-B-9-19,25-29.

Preliminary Plat – Purple and Gold Townhomes

Consider a request from Walt Tobaugh to subdivide 132 townhouse lots from a 14.14+/- acre tract. A variance to Section 10-2-42(d) is being request to allow lots to not front on a public street. The property is located at 2151 Reservoir Street and can be found on tax map 80-A-4.

Preliminary Plat – Chand Development

Consider a request from Mohammad Aslam, with representative Blackwell Engineering to preliminary plat 85 townhouse lots on 8.28 acres with a variance to Section 10-2-42(d) to allow individual lots to not front on a public street. The property, zoned R-3, Multiple Dwelling Residential, is located at 705 Stonewall Drive and can be found on tax map 80-A-18.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment